

***PUD Application
for
Montana Raceway Subdivision – Flathead County, Montana***

Standards for Planned Unit Development District (PUD)

1. *Location of PUD*

A PUD district shall be located in an area where public and private facilities and services are available or are to become available by the time development reaches the stage where they will be required.

The proposed PUD district is located at 3790 Highway 93 N. in Kalispell, MT. Public and private facilities and services will become available by the time development reaches the stage where they will be required. The proposed subdivision will require the construction of roads, water and sewer systems, a storm drainage system and dry utilities.

2. *Land Area Requirement*

The minimum land area required for a change to or designation as a PUD shall be two acres and shall be under single ownership. In determining whether minimum area requirements for a PUD district have been met, computations shall include the entire area within the boundaries of the district proposed, including the area of streets. Lands in such districts may be divided into streets, but shall be so located, dimensioned and arranged as to permit unified planning and development, to meet all requirements for PUD districts, and to provide adequate protection for uses within the district and in surrounding areas.

The proposed PUD district will be overlaid on an entire 40 acre parcel (SW ¼ of NE ¼ of Section 12, Township 29 N, Range 22 W) to be developed as a residential subdivision. The land is under single ownership, Thornton Motorsports LLC.

3. *Establishment of PUD Districts*

The following locational criteria shall govern the type of planned unit developments that may be reviewed and approved by the County Commissioners:

- a. Residential PUD Districts: Residential PUD districts can be established only in R-1 through R-5, RA-1, R-2.5, SAG-5, SAG-10, AG-20 or LS use districts, or in any area designated as "residential" in the Flathead County Growth Policy.*

The subject property will apply for a zone map amendment to change the zoning of the parcel to R-1 zoning. This will allow for a Residential PUD district.

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4. *Use Regulations The following regulations shall apply to permitted uses and densities in various types of Planned Unit Developments:*

a. *Residential PUD District:*

Within a Residential PUD District, the uses and structures permitted or conditionally permitted in the underlying R-1, R-2, R-2.5, R-3, R-4, R- 5, and RA-1 districts shall be allowed. Residential dwelling unit densities within a proposed Residential PUD District shall be as follows:

Residential PUD Created
R-1 District

Maximum Permissible Density
2 dwelling units/acre

The proposed residential subdivision will consist of 57 detached single family home sites (1.475 dwelling units/acre).

Preliminary Plan

This application for a PUD was prepared on behalf of Thornton Motorsports LLC. The land is located at 3790 Highway 93 N. Kalispell, MT 59901. APEC Inc. the technical representative is requesting the proposed Montana Raceway Subdivision to be reviewed as a PUD.

Montana Raceway Subdivision will be built in several phases. The applicant will provide a detailed plat of each subsequent development phase before start of construction to the planning office for review and comments. Each plan will show all necessary design details required in a preliminary plat submittal and comply with the provision and exceptions of this overall PUD application. Each phase will get MDEQ approval.

The Preliminary PUD Plan consists of dispersed single family lots and open space. Parking generally is provided on individual driveways. The PUD Plan is desired for this development as that it offers the developer design flexibility and offers an increase in allowable density. This application also benefits the community because it provides an avenue for input on details of the project. Another added benefit is that the lower minimum lot size will allow for a wider range of potential lot buyers due to potentially lower lot price compared to the R-1 minimum of 1 acre. This will also make the construction of community water and sewer system more feasible than the typically less desirable permitting of individual wells and septic system typically seen on larger lots. Additionally, the restrictions of permitted uses will facilitate the goals of the development.

The overall goal and objective of Montana Raceway Subdivision is to create an attractive residential neighborhood with crafted homes that meet the market demands for the area. The attractive landscaping in open space adjacent to the home sites will provide unencumbered views of beautiful Flathead Valley while maintaining a uniform appearance of the residences.

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Maintaining an amount of open space within the development is paramount to ensuring that outward views from the entire property is upheld.

See attached Exhibit A for the development concept of the entire property.

Open space is approximately 15% of the overall property. The operation and maintenance of the open space will be provided by the association. Site irrigation for the open space will be served from an existing on-site well.

All roads within the development are private shared public access roads maintained by the homeowners association.

All individual lots will be privately owned and maintained. All public facilities will be owned by the association as outlined in the attached CC&R's for the entire development. All ownership information will be described within the proposed subdivision document. Individual homeowner lot irrigation will be provided from the potable water system. Irrigation limits will be placed upon lot owners and are lined out in the recorded covenants. Covenants for the subdivision are attached in Exhibit C.

The proposed schedule of Phases is as follows:

Phase 1: starting – 2017, completion 2020

Phase 2: starting – 2020, completion 2022

Phase 3: starting – 2022, completion 2025

The proposed PUD will depart from R-1 zoning in the following ways:

Flathead County Zoning Regulations Section 3.09

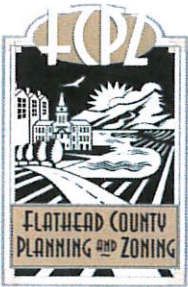
Permitted Uses (R-1)

1. Dwelling, single-family
2. Home occupation
3. Homeowners park and beaches
4. Park and publicly owned recreational facility
5. Community center building operated by a non-profit agency
6. Cellular antenna & monopole
7. Water and sewage treatment plan
8. Water storage facility

Bulk and Dimensional Requirements (R-1)

1. Minimum Lot Area: 13,000 sf.
2. Minimum Lot Width: 50 ft.
- Cul-de-Sacs: 35 ft.

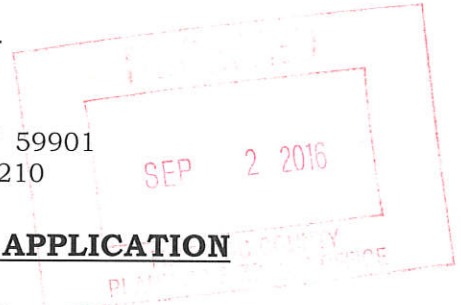
All other Flathead County Zoning Regulations in section 3.09 shall govern.



Flathead County

Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



PLANNED UNIT DEVELOPMENT OVERLAY APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ _____

DEVELOPMENT NAME: Montana Raceway Subdivision

OWNER(S) OF RECORD:

1. Name: Thornton Motorsports LLC Phone: 760-522-4339
2. Mail Address: P.O. Box 280
3. City/State/Zip: Whitefish, MT 59937
4. Email: _____
5. Current zoning: AG-40 PUD overlay requested: R-1 PUD
6. Type of PUD: ☒ Residential ☐ Commercial ☐ Industrial ☐ Marina ☐ Mixed use

APPLICANT/TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: APEC Engineering Phone: 406-393-2127
Mailing Address: 75 Somers Road
City, State, Zip: Somers, MT 59932
Email: tobias@aptec-mt.com

Name: _____ Phone: _____
Mailing Address: _____
City, State, Zip: _____
Email: _____

PLEASE PROVIDE THE FOLLOWING INFORMATION ABOUT THE PROPERTY UPON WHICH THE PUD OVERLAY DISTRICT IS REQUESTED:

- A. Address of the property: 3790 Highway 93 N. Kalispell, MT 59901
- B. Legal Description: SW 1/4 of NE 1/4
[Lot and Block of Subdivision or Tract #(s)]
12 - 29 - 22
Section Township Range (Attach sheet for metes and bounds)
- C. Total acreage: 40 (must contain at least 2 acres)

- D. Is the PUD located where public and private facilities and services are available or will become available by the time development reaches the stage where they will be required? Yes, public and private facilities and services will become available with the proposed subdivision.
- E. Is the property under single ownership? Yes

PLEASE DISCUSS THE PROPOSAL IN RELATIONS TO THE FOLLOWING REVIEW CRITERIA:

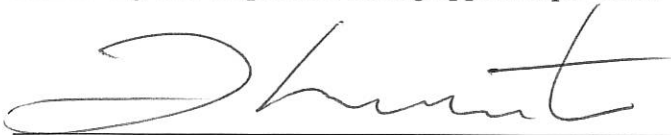
- A. Promoting the Growth Policy: This development would meet several goals outlined in the Growth Policy. It will promote a diverse demographic of residence by being located between several communities (Kalispell, Whitefish and C. Falls). It will provide safe housing that is accessible and affordable for several sectors of the population by increasing the allowed density by PUD and utilizing open space.
- B. Extent to which the plan departs from the underlying zone and the subdivision regulations including but not limited to density, bulk and use, and the reasons why such departures are not detrimental to the public interest: With a proposed zone change to R-1, this subdivision will move from a minimum lot area of 1 acre to approximately 1/2 acre. All lots will be single-family dwellings which are permitted uses in R-1. Permitted lot coverage may exceed 40%. This will not be detrimental due to added community input by PUD, open space and being away from concentrated rural development.
- C. The nature and extent of the common open space in the PUD project, the reliability of the plans for maintenance and conservation of open space, and the adequacy of the amount and function of the open space: Open space will occupy approximately 15% of the subdivision. They will serve as open grassed lawns that can be used for numerous activities while being maintained by the HOA.
- D. The adequacy of the proposals provision for public services, control over vehicle traffic and amenities of light or air, recreation, and visual enjoyment: Community water and sewer systems will be constructed and service each home. Being located on a hill will add majestic views of flathead valley for the homesites. There are several recreational activities available nearby, from horseback riding, golfing watersports, skiing and hiking.

E. The relationship of the planned development project to the neighborhood in which it is proposed: The Riverdale Neighborhood Plan outlines that housing can also be expected in the Mixed Use land use category, which this subdivision lies in. The plan assumes an average of six dwelling units per acre within this land use category. This subdivision is well below that density so no adverse affects can be expected.

F. In the case of a plan that proposes development over a period of years, the sufficiency of the terms and conditions proposed to protect and maintain the integrity of the plan: Each phase will be reviewed by the Planning Department and MDEQ. It will be reviewed in accordance with the PUD.

G. Conformity with the applicable provisions of this chapter: (specifically 3.31.030 4. Use Regulations and 5. PUD Preliminary Plan)
This proposal meets the necessary land requirement of 2 acres and has one owner. More detail about conformity is provided in the preliminary plan.

The signing of this application signifies approval for FCPZ staff to be present on the property for routine monitoring and inspection during approval process.


Applicant Signature

9/02/2016
Date

APPLICATION PROCESS

APPLICABLE TO ALL PUD OVERLAY DISTRICT APPLICATIONS:

A. Pre-Application Meeting:

A discussion with the Planning Director or designated member of staff must precede filing of this application. Among topics to be discussed are: compatibility with the Growth Policy, conformance to PUD review criteria, and the application procedure.

B. Application Submittal, including:

1. Completed PUD Overlay District Application form and completed subdivision preliminary plat application where applicable. *(If submitting a bound copy of the application materials, please also include one **unbound** copy for replication purposes).*
2. A map showing the location and boundaries of the property.
3. An 'Adjoining Property Owners List' request form must be submitted with the application, with a separate fee *(see form below)*. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
 - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*
4. 16 copies of PUD preliminary plan (See Section 3.31.030 5 of Flathead County Zoning Regulations).
5. A Title Report of the subject property.
6. Application fee per schedule, made payable to the Flathead County Flathead Planning & Zoning Office (FCPZ).